THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 11/05/08 15:01 3 pgs
Fees:18.00 Taxes:351.50
20081105-0110262

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JUDITH L SMITH	SAME	051100B04200CO
101 ELLINGTON PLACE		
MADISON, TENNESSEE 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Heirs of the Estate of Thelma J Wilkins Watts**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Judith L Smith, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

UNIT NO. 101, IN A HORIZONTAL PROPERTY REGIME, WHICH IS LOCATED ON THE PLAN OF ELLINGTON PLACE CONDOMINIUMS, A UNIT PLAT OF WHICH IS SHOWN AS EXHIBIT "C", OF THE MASTER DEED OF RECORD IN BOOK 6984, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION, AND BEING PART OF LAND SHOWN ON THE SUBDIVISION PLAT OF ELLINGTON PLACE CONDOMINIUMS, OF RECORD IN BOOK 6250, PAGE 829, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
**

BEING THE SAME PROPERTY CONVEYED TO THE HEIRS OF THELMA J. WILKINS WATTS A/K/A THELMA J. WATTS BY OPERATION OF LAW UPON THE DEATH OF THELMA J. WATTS ON 06-06-2008. PREVIOUSLY TITLE WAS VESTED IN THELMA J. WATTS AS THE SURVIVING TENANT BY THE ENTIRETY UPON DEATH OF HER HUSBAND, JAMES R. WATTS, AND PRIOR TO THAT TITLE WAS VESTED IN JAMES R. WATTS AND WIFE, THELMA J. WATTS FROM ANTHONY L. MCCABE AND WIFE, MILDRED E. MCCABE BY WARRANTY DEED DATED 09-27-1988, AND RECORDED 09-28-1988 IN BOOK 7663, PAGE 462, SAID REGISTER'S OFFICE.

This is improved property known as: 101 Ellington Place, Madison, Tennessee 37115.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31st day of OCTOBER, 2008

** This is conveyed with the above description condominium unit an undivided interest in and to the general and/or restriced common areas and facilities of Ellington Place Condominiums as said area are set forth and defined in the Master Deed and Bylaws of record in Book 6984, Page 84, Registers office for said county

THE HEIRS OF THE ESTATE OF THELMA J WILKINS WATTS

Kristie Hutchinson
KRISTIE HUTCHINSON

Jackie Hardison
JACKIE HARDISON

Regina Crawford
REGINA CRAWFORD

Michael Wilkins by
MICHAEL WILKINS /
BY: REGINA CRAWFORD, ATTY IN FACT
Regina Crawford P.O.A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTIE HUTCHINSON, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 31ST day of OCTOBER, 2008.

Sondra Reece
NOTARY PUBLIC

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE HARDISON, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 31ST day of OCTOBER, 2008.

Sondra Reece
NOTARY PUBLIC

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA CRAWFORD, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 31ST day of OCTOBER, 2008.

NOTARY PUBLIC

My Commission Expires: 2/28/2012

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named REGINA CRAWFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of MICHAEL WILKINS, as his/her Attorney in Fact, as the free act and deed of the within named MICHAEL WILKINS.

Witness my hand and seal, this 31ST day of OCTOBER, 2008.

NOTARY PUBLIC

My Commission Expires: 2/28/2012

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me this 31ST day of OCTOBER, 2008.

NOTARY PUBLIC

My Commission Expires: 10-15-12

JENNIFER THOMAS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY